AREA SCREENING CANADA PROGRAM

FEDERAL PROPERTY PROFILES

REGIONAL MUNICIPALITY OF HALTON

ONTARIO

PREPARED BY PUBLIC WORKS CANADA
REAL ESTATE SERVICES DIRECTORATE

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PREFACE

Real Estate Services Directorate of Public Works Canada, on behalf of the Treasury Board Advisory Committee on Federal Land Management (TBAC/FLM) carries out the Area Screening Canada Program to assist in the implementation of the Federal Land Management Policy approved by Cabinet in 1973. The basic principle of this policy is that federal lands should be managed so as to combine the efficient provision of government services with the achievement of wider social, economic and environmental objectives.

In order to help fulfill this policy principle, the ongoing Area Screening Canada (ASC) Program systematically reviews the current use of federal landholdings in selected study areas across Canada. Each ASC report includes a map of government landholdings located within the study area and an urban profile which presents selected information on social, economical and environmental factors as well as trends that may have an impact on federal real property management. Land planning objectives of the various levels of government have been compiled to supplement the profile. Following a general description of the characteristics of the overall federal presence, all landholdings are individually examined in their particular local context.

A restricted version of the ASC report is prepared for distribution to federal departments. This version provides a complete description and evaluation of each federal property in the study area. An unrestricted version of the report including a property inventory is available for public distribution.

As a follow up to this report, properties which appear to have potential for improved use are to be re-examined yearly or as warranted.

Public Works Canada gratefully acknowledges the participation of the Treasury Board Advisory Committee on Federal Land Management and other federal departments in the Area Screening Canada Program, especially Environment Canada which provides expert advice on matters of environmental concern. A special thanks is extended to those federal and provincial departments and municipal organizations that provided information and data essential to the preparation of the individual reports. Appreciation is also extended to Public Archives Canada for the provision of the illustration depicted on the cover, which was taken from an exhibition of panoramic maps entitled "Birds-eye Views of Canadian Cities".

All planning information relating to federal properties contained in this report is based upon data provided by the various departments and agencies and is current to July 1984.

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Site 4 CP Burlington Post Office
Site 5 CP CP Building, Oakville
Site 6 CP Georgetown Post Office
Site 7 CP CP Building, Acton
Site 8 TC Toronto Radio Beacon
Site 9 TC Canadian Coast Guard Radio Station
Site 10 EC Canada Centre for Inland Waters
Site 11 ND Surrey Park Permanent Married Quarters
Site 12 ND Oakville Armoury
Site 13 ND Georgetown Armoury
Site 14 CBC CBL-CJBC Transmitters
Site 15 PWC Burlington Channel Vertical Lift Bridge
Site 16 F&O Bronte Harbour-Wharf Site and Improvements

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HALTON REGION AREA SCREENING CANADA STUDY

EXECUTIVE SUMMARY

The study area of the Regional Municipality of Halton comprises a total land area of 94 019 hectares. The study area includes the City of Burlington, and the Towns of Halton Hills, Milton and Oakville. The Regional Municipality is located at the west end of Lake Ontario between Toronto and Hamilton.

The economy of the Regional Municipality of Halton is mainly based on the service sector of the economy followed by manufacturing, agriculture and aggregate extraction. The largest centre is the City of Burlington, with 114,295 people, which represents 45% of the total population of the Regional Municipality of Halton (251,365). Population growth has gradually been increasing and has consistently remained well above the average growth rate of the Province of Ontario and Canada.

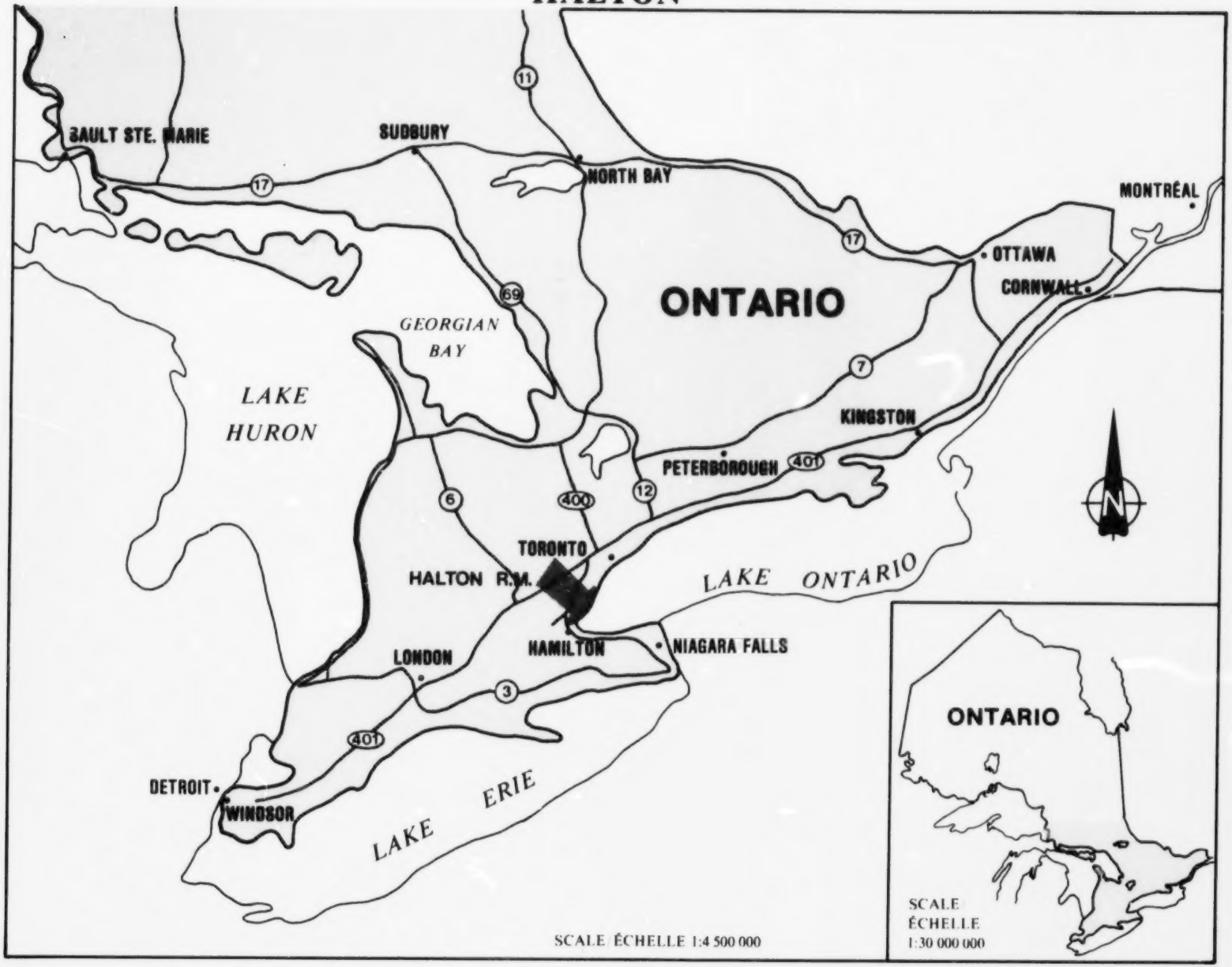
Halton Region

Number and Size of Federal Properties by Area Municipality

Area Municipality	Number of Properties	Size of Landholdings ha	Size of Buildings (m^2 gross)
City of Burlington	5	44.29 ha	51 742.5 m^2
Town of Oakville	5	31.85 ha	15 469.8 m^2
Town of Milton	3	20.61 ha	1 256.9 m^2
Town of Halton Hills	3	0.64 ha	2 111.8 m^2
TOTAL	16	97.40 ha	70 581.0 m^2

Burlington has the largest concentration of federal landholdings (44.29 ha) dominated by the 41 ha EC Canada Centre for Inland Waters which is the largest single federal property in the study area.

REGIONAL MUNICIPALITY OF/
MUNICIPALITÉ RÉGIONALE DE
HALTON



1.0 INTRODUCTION

The Regional Municipality of Halton which includes the four Area Municipalities of Oakville, Burlington, Milton and Halton Hills, is located at the westerly end of Lake Ontario between Toronto and Hamilton. Halton lies within a zone of densely populated heavy industrialized cities clustered around the west end of Lake Ontario, from Oshawa to Niagara Falls, referred to as the "Golden Horseshoe".

The Region has a lakeshore width of approximately twenty-four kilometres and a northerly extent of thirty-nine kilometres, and includes a total land area of 94 019 hectares. The Niagara Escarpment cuts diagonally across the Region from Burlington in the south west to the north east corner, and provides an abrupt and major change in landscape. Below the escarpment the rich soil reflects the inundation of the glacial period. To the north west of the escarpment the land was covered by a recessional moraine producing a hilly, stony landscape with numerous undrained swamps. The Region is mainly drained by the Bronte and Oakville Creeks which flow southerly into Lake Ontario. The Credit River together with several small tributaries provides drainage for the northern area, including Halton Hills.

The Regional Municipality of Halton's role within the Provincial planning framework has been clearly articulated by subsequent revisions of the original 1970 "Design for Development - Toronto-Centred Region Plan. In the southern zone, Zone 1, the urbanized centres are separated by the Parkway Belt into two tiers. The lakeshore centres of Oakville and Burlington perform subregional functions, and the northern tier centres, adjacent to the Parkway Belt, will not be developed in the immediate future. The Parkway Belt is a continuous linear network of transportation, utility and open space corridors separating and servicing the urban centres of the Region. Zone 2, to the north and north west of the Region is to remain mainly agricultural, recreational and open space, with growth occurring primarily in the existing urban communities of Acton and Georgetown.

REGIONAL MUNICIPALITY OF/
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HALTON

SCALE/ÉCHELLE 1:375000

0 3.75
km

2.0 REGIONAL PROFILE

2.1 POPULATION

Table 1

The Regional Municipality of Halton: Population Growth and Projections by Area Municipality 1971-2001

Year	Halton Region	Burlington	Oakville	Halton Hills	Milton
1971	190,230	86,745	58,971	29,696	14,838
1976	226,245	103,728	68,116	33,792	20,509
1981	251,365	114,295	75,287	33,928	27,855
1986	286,550	132,970	82,330	38,470	32,780
2001	387,000	170,000	130,000	50,000	37,000

Source: Halton Region, Invitation for Investment, Business Development Department, May 1983

The population of the Regional Municipality of Halton in 1982 was 254,085 with the largest concentrations at Burlington (113,158), and Oakville (76,720) to the south and Halton Hills (34,616) and Milton (29,591) to the north.

The average annual growth rate in the Region has been significantly higher than provincial and national averages, as is shown Table 2.

Table 2

Average Annual Percentage Population Growth for the Regional Municipality of Halton , Ontario and Canada, 1971-1976 and 1976-1981

Year	Halton Region Population	Average Annual Percentage Change Halton	Ontario	Canada
		%	%	%
1971	190,230			
1976	226,245	3.8	1.5	1.3
1981	251,365	2.2	0.9	1.1

Source: 1981 Statistics Canada Census

During the last census decade the greatest growth has occurred in Milton (8.7% annually, 1971-1981) followed by Burlington (3.2%), Oakville (2.8%), and Halton Hills (1.4%). This growth was mainly attributed to net migration rather than to natural increase. Halton's location in proximity to Metropolitan Toronto combined with the availability of ready access to a diversified industrial base and comparatively lower housing costs, are the main reasons for this migration.

The Official Plan for the Regional Municipality of Halton establishes an assignment of population and employment for each of the Area Municipalities aimed at increasing the Regional job-to-population ratios from 31.8 jobs per 100 people in 1976 to nearly 41 jobs per 100 people in 2001.

Halton Region currently has a total population of 210,000 aged 15 years and over. Nearly 150,000 are employed or looking for work and this number will expand as the Region's population growth to 1986 swells the population of working force age by over 30,000 people.

2.2 ECONOMIC CONTEXT

Table 3

Percentage Distribution of Employment by Major Sectors for 1971, 1986, 2001

Major Sector			1971	1986	2001
Primary	-	agriculture, forestry, mining, etc.	4.8	2.7	1.9
Secondary	-	manufacturing, construction	42.2	35.7	33.5
Tertiary	-	service sector	53.0	61.6	64.6

Source: Regional Municipality of Halton, the Regional Plan and Consolidation, 1978, 1982

Just over half (53%) of Halton's labour force is employed in the tertiary, or service sector of the economy. Secondary industry, manufacturing and construction accounts for 42.2% of all employment. Primary industry, mainly farming and aggregate extraction comprises a very limited sector, 4.8%. The Official Plan for Halton Region projects a steady decrease in employment in the primary and secondary sectors, with a corresponding increase in the strength of the service sector.

Nearly 28,000 people are employed in Halton Region in manufacturing jobs. The Region's current manufacturing base is heavily oriented towards "transportation equipment" manufacturing, with nearly one-third of the manufacturing employment. The Ford Motor Company is responsible for nearly 90% of this employment level. The manufacture of automotive parts employs an additional 1400 people. Excluding transportation equipment, nearly 28% (4,400) of the Region's manufacturing companies are involved in some form of metal fabrication. Food processing electrical components comprise most of the remaining manufacturing jobs.

Halton Region is located in the centre of a market of over 5,600,000 Canadians within 160 km. It is readily accessible to 40% of Canadian manufacturing providing proximity of suppliers of materials as well as markets for finished goods. Hamilton, Canada's steel centre is immediately to the west and Toronto to the east has a full complement of business and financial amenities.

Approximately two thirds of the land area of the Regional Municipality of Halton remains as recreation and farm land. The importance of agriculture in Halton's regional economy is diminishing with the removal of agricultural land from production for expansion of extractive industry (aggregate mining) as well as to serverences for estate housing. The agricultural industry in the Region is suffering from the stress exerted by the pressures of ex-urban spread which are typical of those found in rural-urban fringe areas. The pressures for non-farm development and farm lot fragmentation will continue to increase.

Regional retail activity consists primarily of Burlington Mall, built in the late 1960's and Oakville Place built in 1980. Despite these malls being located outside the downtown cores, both cities have managed to retain a viable downtown shopping community. Both Acton and Georgetown located in Halton Hills, as well as Milton have had strong Business Improvement Area activities to promote the retail facilities in their respective downtown shopping areas. No large scale shopping malls are planned for the future.

The institutional sector includes 3 campuses of Sheridan College of Applied Arts and Technology in Oakville, Burlington and Milton and a small campus of McMaster University located in Burlington. There are four hospitals, one in each Area Municipality. Milton has a provincial correctional facility, Maplehurst.

2.3 REGIONAL STRUCTURE

2.3.1 LOCAL GOVERNMENT ORGANIZATION

The Regional Municipality of Halton was created by Bill 151 of the Ontario Legislature, 1973 "An Act to Establish the Regional Municipality Halton". This Act, which is amended from time to time, established the Regional Corporation as a municipal corporation in the Province of Ontario. The bill provided for the formation of four Area Municipalities including the City of Burlington, Town of Oakville, Town of Milton and Town of Halton Hills (which includes Acton and Georgetown). The new Regional Government became effective January 1st, 1974.

The concept and structure of regional government is based upon the principle that each level of government should be responsible for those services which it can more effectively provide. Regional government provides a broader base for directing urban development providing required infrastructure, delivering integrated region-wide services, implementing co-ordinated planning and financing programs and improving controls over the quality of the urban environment. Services felt to be dependent upon local needs continue to be the responsibility of the lower tier, or Area Municipalities.

Under the established legislation, the Regional Corporation assumed certain responsibilities and the physical assets and monetary liabilities associated with them. These responsibilities include:

1. Police Protection
2. Waterworks
3. Sewage System
4. Regional Planning
B. Business Development and Promotion
6. Health and Social Services
7. Debenture Financing
8. Conservation
9. Garbage Disposal
10. Regional Road Construction and Maintenance

The Regional Council consists of 24 members elected for a three year term, plus a chairman. The elected membership comprises the four mayors of each Area Municipality, and in addition, eight council members from the City of Burlington elected by wards as members of Regional Council and of City Council, six council members from the Town of Oakville, two members from the Town of Milton and four members from the Town of Halton Hills similarly elected to both councils.

The Area Municipalities are generally responsible for the provision of the following services within their jurisdiction: local streets, sidewalk construction; land drainage/storm sewers; planning duties of a local nature; land use zoning; appointment of members to their respective Committee of Adjustment; the collection of property taxes; recreation; public libraries; and building inspection and permits.

2.3.2 TRANSPORTATION

Halton Region is crossed by three major transportation corridors. In the south, the Queen Elizabeth Way (QEW) corridor links Toronto with Hamilton and the United States border points of Niagara Falls and Buffalo. Through the centre of the Region, Highway 401 links Halton Region with Toronto and points east to Montreal and west to Windsor-Detroit. The Highway 7 corridor in the north of the Region provides access to points north of Toronto and west of the Region. Another major highway extension proposed for the region is #403 which will run in generally an east west direction through the Region, north of the QEW and south of Highway 401, linking the QEW with Highway 410 in Peel Region, connecting northward to Highway 401.

Halton is serviced by both national railways, the CNR and the CPR. The main CN line is located in the QEW corridor with connecting lines north from Burlington through Milton to Halton Hills. The CPR passes through the Region, within the Highway 401 transportation corridor, with connections at Milton.

Rail passenger service is available from Burlington, Halton Hills and Oakville. The Government of Ontario (GO) transit system provides rail commuter service to Toronto and Hamilton. The GO system was opened in Milton in 1981. Municipal Bus Transit systems operate in Burlington and Oakville and there is a private system in Milton.

Halton Region is about 35 km, or 35 minutes driving distance from Pearson International Airport, in Mississauga. Executive and recreational aircraft facilities are available within Halton Region in the City of Burlington.

The Region is located on Lake Ontario, which is part of the 3 747 km St. Lawrence Seaway System. Links with the system are outside the Region, to the west at Hamilton and to the east at Toronto.

2.3.3 COMMERCE

The retail industry, as a major component of Halton's service sector is a growing sector of employment in Halton Region. Each of the Area Municipalities have viable Central Business Districts as the focus of commercial activity. The most prominent of these are the two commercial districts in Oakville; the historic CBD of Old Oakville which services the communities south of the QEW and the newer business area west of Trafalgar Road and north of Upper Middle Road which serves the communities north of the QEW and east of the 16th line. Burlington's main business area is to be north of the intersection of Brant Street and Lakeshore Road. The towns of Georgetown and Acton each support business districts along their traditional main streets. The Milton CBD centres on the intersection of Main Street and Martin street. In each case the CBD's most distinctive characteristic is the presence of specialty services requiring the patronage of a large population from several communities surrounding them.

The major suburban shopping centres of Burlington Mall and Oakville Place account for over half of the Region's 560 000 m^2 of retail space. Due to the realization that the proliferation of large shopping centres is detrimental to the continued viability of retailing in the various town cores, Halton Region now requires that any proposal to develop or expand a major shopping centre not provided for in both Regional and Municipal official plans and zoning bylaws be first approved by the Region and the appropriate Area Municipality. Such approval is to be only after consideration and approval of detailed impact studies prepared by the proponents. Such studies shall, among other matters, include analysis of impact on existing shopping areas, local core areas, public and private transportation and on the community's social and economic life.

Similarly, the local planning framework provides for designated business areas to satisfy the locational requirements of office development with particular regard to the provision of public transit, shopping areas and complementary activities to increase the potential for office development.

2.3.4 INDUSTRY

Of Halton Region's Area Municipalities, Oakville accounts for 44% of Halton's manufacturing employment with unique strengths in transportation vehicles, equipment and plastics. Burlington, accounting for 35% of the Region's manufacturing employment shows a broader base of industries, with particular strengths in metal and metal fabrication, equipment, electronics, plastics and food processing. The central and northern communities

of Milton and Halton Hills (Acton and Georgetown) share 21% of regional manufacturing employment. Milton's manufacturing is significant in the categories of metals and metal fabrication, equipment, paper and plastics. Halton Hills is particularly strong in the area of electrical parts and electronics. Within the Region there are approximately seventy firms each of which employ over 100 employees.

Within Halton Region there are 29 industrial parks. Seventeen of these, totalling 433 ha and ranging from 2 ha to 130 ha are located in Burlington. Oakville has five, totalling 116 ha; the largest being the 41 ha Pinetree Industrial Park on South Service Road between 3rd Line and 4th Line. Of Milton's four industrial parks the largest is 76 ha which represents Phase I of a 566 ha industrial area called the Milton-Highway 401 Industrial Park. Halton Hills has three industrial parks totalling 22 ha.

A major primary sector employer in the Region is that of the aggregate industry, with numerous firms located in direct proximity to the Niagara Escarpment, in the Area Municipalities of Milton and Halton Hills.

2.3.5 HOUSING

Table 4

Number of Households in Halton Region by Area Municipality, 1981

	Number of Households
City of Burlington	38,886
Town of Oakville	24,923
Town of Halton Hills	11,066
Town of Milton	8,914
Total, Regional Municipality of Halton	83,789

Source: 1983 Municipal Directory, Ministry of Municipal Affairs and Housing

2.3.6 RECREATIONAL AND OPEN SPACE, ENVIRONMENTAL CONSIDERATIONS

There are three major open space/recreational features within Halton Region. These are the Waterfront Area, Regional Extensions of the Parkway Belt and the Niagara Escarpment.

The Waterfront Area comprises of Waterfront Public Use Areas as well as Waterfront Complementary Use Areas. Public Use Areas include designated Regional and Local waterfront parks owned, or to be purchased by a public body. Implementation of the Waterfront Plan identifies four parks considered to be "priorities" due to their large size and significance as an

open space area in a regional context. The two harbours in Oakville and Burlington Beach are the unique waterfront features in Halton. The Burloak Waterfront Park is also unique in that it is the only area on the waterfront where a single park can be located in both Burlington and Oakville. Bronte Harbour is also a priority park. Erosion is a major problem in these waterfront parks. The data to evaluate erosion protection requirements comes from the Halton-Wentworth Waterfront Study, the Canada Centre for Inland Waters, the Halton Region Conservation Authority, Fisheries and Oceans Canada and the Ontario Ministries of Natural Resources and the Environment. Shoreline erosion protection on private land will only be considered under terms and conditions of the Ontario Shoreline Property Assistance Act, 1973.

The Waterfront Complementary Use Area identifies those waterfront open space and urban areas based on the desirability of further restriction of uses to protect the setting of the waterfront, including environmentally sensitive areas and hazard lands.

The Region recognizes the unique value of the Niagara Escarpment and seeks to preserve maintain and enhance its overall open space function. Many areas of the Escarpment have been designated as Environmentally Sensitive Areas. Due to the inherent nature of the Escarpment as both a recreational resource, a mineral resource and an agricultural land resource, there is considerable conflict amongst the proponents of the various uses. Halton provides 60% to 70% of the aggregate used in the Toronto area market. To protect the landscape and environmental from adverse effects of extraction the Region aims to ensure that all extraction and processing are conducted in such a manner as to minimize environmental polution, consistent with standards laid down in provincial legislation and Regional policies. The Kelso Glen Eden Conservation Area park has taken advantage of the escarpment location and provides skiing and boating facilities. The Bruce Trail, stretching along the escarpment from Milton northwest to Tobermory provides facilities for hiking and camping.

The Regional portions of the Parkway Belt are interspersed throughout the Region and serve to restrict the sprawl and integration of the various urban areas, especially in the southern part of the Region. Bronte Creek Park separates Oakville and Burlington, and Joshua Creek Park separates Oakville from the City of Mississauga to the east. The Royal Botannical Gardens separates Burlington from Hamilton to the west. The east-west stretch of the Parkway Belt also serves as a utility belt and provides the northerly urban limits to Oakville and Burlington. The Parkway Belt also separates future west Milton from east Milton, which is the location of a large O.H.C. (Ontario Housing Corporation) land bank parcel. Within this area there is conflict between the existing agricultural uses and the proliferation of rural estate housing created by serverences of farm parcels into smaller lots.

Three conservation authorities have jurisdiction within certain portions of the Region. The Credit Valley Conservation Authority is responsible for the northeast, the Grand River Conservation Authority has authority for a portion of the northwest and the Halton Region Conservation Authority manages the remainder. The efforts of these conservation authorities are co-ordinated with Provincial, Federal and Regional government in programs related to the provision and maintenance of open space.

Halton Region is undertaking the site selection for the location of a Single Site Landfilling Facility within the Region. Of the six candidate sites, three are in Oakville, two are in Milton and one is in Burlington. The Burlington Site is federally owned Transport Canada Canadian Coast Guard Radio Station property (see site 12, Property Profiles section). The Halton Landfill Environmental Assessment is currently (July 1984) being undertaken.

Also, the Ontario Waste Management Corporation has recently announced its candidate sites for the establishment of facilities for the treatment and disposal of hazardous wastes. Three candidate sites have been identified in Halton Region, including one landfill site and two sites suitable for a physical/chemical treatment plant and/or incinerator. One of the sites is in close proximity (less than 1 km) from the above noted Transport Canada property.

3.0 GOVERNMENT LAND PLANNING OBJECTIVES AND COMMUNITY CONCERNS

The land planning objectives of the various levels of government, federal, provincial, regional and municipal are presented as criteria to help assess the appropriateness of current use of federal holdings in the communities under study. It is felt that these objectives accurately reflect the interests of federal land management. The objectives range from local (municipal and regional), indicating detailed directions for community growth and change to broad regional or national concerns (federal and provincial). The reader will note that "general" objectives are what each government attempts to achieve in a particular policy area and that "specific" objectives represent increasingly more defined means to achievement in a particular land use sector (e.g. transportation, recreation, housing).

3.1 HALTON REGIONAL PLANNING OBJECTIVES

3.1.1 HALTON REGION AND CENTRAL ONTARIO

The framework which the Halton Regional Plan must provide for in making decisions about the future requires consideration of the Planning Area as a part of a larger physical, social and economic entity, Central Ontario. The issues that face Halton result from forces over which the Region may have little control. Particular attention therefore is paid to inter-regional issues and forces affecting Central Ontario in an effort to apply the Region's resources to those matters over which it does have some control.

3.1.2 HALTON REGION GOALS AND OBJECTIVES

(i) Growth and Settlement

- To manage growth in accordance with the Region's desire to improve and maintain regional unity, retain local community identity and maintain a high quality natural environment.
- To provide a range of identifiable communities of various sizes and types, which afford maximum choices for work, residence and leisure.
- To establish a rate and phasing of growth that is consistent with the attainment of regional objectives.
- To support the programs of senior levels of government aimed at decentralizing growth to other parts of Ontario.
- To prescribe urban development boundaries.

(ii) Economic Development

- To develop Halton's economic potential to the fullest by ensuring the continuing expansion of economic opportunities and diversification of the economic base.

° To specify industrial and business development targets, locations and servicing priorities.

° To provide a greater match by types between employment and residential growth.

(iii) Housing

° To safely shelter the people of Halton and supply them with an adequate mix and variety of housing to satisfy differing social and economic characteristics and needs.

° To establish housing targets involving type, tenure, price ranges as well as density guidelines for the Region and its Area Municipalities.

(iv) Agriculture

° To develop and maintain a permanently secure, economically viable agricultural industry as an important component of Halton's economic base, and as a source of employment for Halton's rural community.

° To retain where possible identified farm lands for existing and future farm use.

° To preserve prime agricultural soils as a natural resource.

° To reduce the fragmentation of farm lands and provide for their consolidation.

(v) Environmental Protection

° To protect environmentally significant areas of the regional landscape.

° To minimize the pollution of land, air and water resources.

° To assist Area Municipalities and organizations in the protection of significant heritage features.

(vi) Waterfront

° To preserve and protect the waterfront area as a major resource for use by Halton inhabitants.

° To participate with the Town of Oakville, the City of Burlington, the Federal and Provincial governments, and the Halton Region Conservation Authority, in the preparation of a preferred Waterfront Plan.

(vii) Mineral Resources

° To ensure the production and provision of mineral resources to meet existing and future needs and demands consistent with regional goals, objectives and policies.

(viii) Open Space

° To provide a wide diversity and choice of open space opportunities.

° To establish an integrated Regional system of areas and corridors for open space functions while making maximum use of publicly-owned lands.

° To increase public access to and opportunities for public enjoyment of Lake Ontario.

(ix) Social

° To enhance the quality and availability of human services, within the limits of available resources.

° To eliminate duplication and achieve cost-effectiveness in the delivery of human services.

(x) Government/Administration

° To provide a system of government that is effective and efficient in the management of the affairs of the Region as well as responsive to the public need and interest.

3.2 PROVINCIAL OBJECTIVES

Ontario's economic strategy for the 1980's was articulated in January 1981 in a document entitled Building Ontario in the 1980's, published by the Board of Industrial Leadership and Development (BILD). BILD was formed in 1980 to coordinate long term investment strategies to support Ontario's economic development initiatives and these generally impact on Federal Real Estate inventory.

A. ECONOMIC AND SOCIAL OBJECTIVES

(i) Electricity

To substitute for fossil fuels, nuclear and hydraulic electricity generation through a $2 billion per annum Ontario Hydro capital construction program.

(ii) Transportation

To improve the province's transportation infrastructure emphasizing energy conservation through:

- provincial subsidies to municipal transit system;
- development of new technologies through Urban Transportation Development Corporation;
- sales tax rebates on alternate fuels and non-petroleum powered vehicles;
- support of Federal efforts to upgrade rail service on Windsor-Quebec corridor and regional short take-off and landing facilities;
- upgrading and expansion of Ontario's shipyards; development and improvement of ports and harbours with participation of the Federal government.

(iii) Resources

To develop and regenerate the province's natural resources through:

- equity investment in food processing and storage facilities so as to limit food imports;
- upgrading 40 000 hectares of agriculture land in eastern and northern Ontario;
- longer term and improved forest management agreements with private firms;
- reduction of imports of mining equipment through joint ventures which will develop and supply the equipment needs of the resource sectors;
- incentives to new mineral exploration technologies; Provincial exploration of oil and gas exploration in the Hudson's Bay basin; encouragement for the development of phosphate and silica sands.

(iv) Technology

To redress inadequate Research and Development (R&D) efforts in order to ensure international competitiveness and continued economic growth through:

- coordination of corporation, academic, labour and government R&D through IDEA (Innovation Development for Employment Advancement) Corporation;
- establishment of technology centres for auto parts in Niagara Region, microelectronics in Cambridge and Ottawa, industrial robots, biotechnology and toxicology at the Universities of Guelph and Toronto;
- Ontario Development Corporation providing financing for high technology firms.

(v) People

To retrain existing manpower to changing technologies and achieve a closer link between educational institutions and the needs of the workplace:

- expanding apprenticeship training in industry by incentives to industry;
- encouraging coordinated training efforts by industrial sector with cooperative efforts through Ontario colleges where facilities will be modernized.

(vi) Community

To assist Ontario communities in attracting new economic development and to create new job opportunities by strengthening local development capacities and by upgrading existing tourism, cultural and infrastructure facilities by:

- financing land servicing infrastructure in small communities;
- cost sharing of local economic development studies;
- expanding tourist facilities through loans supported by an international marketing effort.

B URBAN OBJECTIVES

- Ontario Downtown Revitalization Program

  To help strategic renewal in downtown areas and thereby begin to arrest decline and restore confidence in these cores. Interest free loans are made available to a maximum of 2/3 of the cost of downtown improvements. In cities with a maximum population of 125,000 they are expected to generate complementary private sector downtown investment and, in the long term, improve downtown property and business tax bases in order to provide some reasonable payback period for the original loan.

  A related program, Main Street Revitalization, finances beautification and parking improvements to a maximum of $150,000 with designated business improvement areas and official plans to communities under 35,000 population.

- Ontario Neighbourhood Improvement Program

  To improve the quality of life in deteriorating residential areas.

  The province and municipality share equally the cost of neighbourhood improvements including community centres, playgrounds, day care centres, lighting, sewers, sidewalks and roadwork. At least twenty percent of expenditures must be soft costs.

° Ontario Home Renovation Program

To improve the quality of the province's housing stock.

Loans to a maximum of $7,500 are made available to individuals. A portion of the loan is forgiveable according to the income level of the borrower. Home improvement loans are linked to neighbourhood improvement as eligibility is limited to certain designated neighbourhoods.

3.3 FEDERAL OBJECTIVES

FEDERAL LAND MANAGEMENT (FLM) POLICY

It is the policy of the government that federal real property be managed economically and efficiently and that it be managed so as to combine the efficient provision of government services with achievement of wider social, economic and environmental objectives.

OTHER FEDERAL OBJECTIVES

The following federal objectives were primarily derived from the First Annual Review of the Senior Inter-Departmental Committee on Urban Affairs and other federal policy documents.

A. GENERAL

(i) To achieve a more balanced pattern of growth in metropolitan area.

(ii) To achieve a more balanced pattern of cities and towns, with increased emphasis on small, medium-size and new communities.

(iii) To improve the physical environment of larger urban centres.

(iv) To improve the social environment of larger urban centres.

(v) To contribute toward the efficient and effective development and use of urban services.

(vi) To encourage the efficient use of scarce energy resources.

B. PROGRAM RELATED

(i) To ensure an adequate supply of serviced residential land.

(ii) To conserve and improve stable, low, and moderate income residential areas.

(iii) To promote neighbourhood conservation and revitalization.

(iv) To assist in the development and rehabilitation of housing for rural and native groups.

(v) To enhance the quality of the environment by the improved management and utilization of natural resources.

(vi) To realize the potential of each region, through economic and social development.

(vii) To attract investment into relatively slow growth areas.

(viii) To provide facilities to foster the optimum development of marine transportation.

(ix) To preserve Canada's historic heritage.

(x) To preserve lands of particular ecological value.

(xi) To assist municipalities in undertaking a program of rail relocation.

(xii) To ensure that federal government institutions do not build or support any future flood vulnerable developments in flood risk areas.

C. FEDERAL PROPERTIES (REALTY ACTIVITY)

(i) To provide Federal departments and agencies, as specified in the appropriate acts, with a full range of real property services required for the successful carrying out of their program responsibilities.

(ii) To develop and manage real property assets of the Federal government within its jurisdiction according to sound real estate principles so as to optimize the return to the government and the people of Canada.

4.0 FEDERAL PROPERTIES

4.1 SUMMARY OF FEDERAL PROPERTY CHARACTERISTICS

4.1.1 PWC ADMINISTERED SPACE AND PROPERTY

PWC - Owned Property

Public Works Canada (PWC) does not own any buildings in the study area. Title is held however, for the channel vertical lift bridge which is locted in Burlington (Site 15).

PWC - Leased Property

PWC administers 1 255.7 m^2 (rentable) of leased accommodation at 13 locations within the Halton Region study area. This includes 737.3 m^2 (rentable) leased on behalf of Canada Post at two locations. The largest accmmodationed client is EC - Inland Waters Directorate which leased two parcels of land/water from the Hamilton Harbour Commission, totalling 9 141.7 m^2 adjacent to its Canada Centre for Inland Waters (Site 10). EIC is the largest client accommodated in leased office space totalling 1 940 m^2 (rentable) at 7 locations within the Region.

4.1.2 OGD - ADMINISTERED SPACE AND PROPERTY

OGD - Owned Property

Other government departments own a total of 92.7 ha of land and 70 581 m^2 (gross) of building space in the Region. The largest OGD building space owner is EC with the one building, 47 688 m^2 (gross) Canada Centre for Inland Waters complex in Burlington. ND follows owning three properties totalling 11 486 m^2 which includes the 1 048.5 m^2 75 residence Surrey Park PMQ Subdivision (Site 11). CP owns seven postal facilities totalling 10 857 m^2 gross.

SUMMARY OF FEDERAL CLIENTS IN CP OWNED

AND PWC-MANAGED LEASEHOLD SPACE

DEPT.	MUNICIPALITY	CPC-OWNED	RENTABLE m^2	LEASEHOLD	RENTABLE m^2
EIC	Georgetown			32 Guelph Street	140.0 m^2
	Georgetown			7 James Street	92.9 m^2
	Milton			310 Main Street	196.4 m^2
	Milton			361 Main Street	116.1 m^2
	Oakville			134 Randall Street	224.8 m^2
	Oakville			153 Church Street	148.8 m^2
	Burlington			440 Elizabeth Street	1021.0 m^2
	Oakville	CP Building	723.0 m^2		
CP	Burlington			15 Plains Road	216.5 m^2
	Burlington			404345 New Street	520.8 m^2
F&O-SCH	Burlington			3050 Harvester Road	604.1 m^2
EC-IWD	Burlington			Adjacent to CCIW	4046.9 m^2 (land)
	Burlington			Adjacent to CCIW	5094.8 m^2 (land)
HWC	Oakville			345 Lakeshore	132.6 m^2
RC-CE	Oakville	CP Building	365.8 m^2		
	Acton	CP Building	71.9 m^2		
		TOTAL	1160.7 m^2	TOTAL	12555.7 m^2

* note: F&O (SCH) and SSC have some leased space in EC owned CCIW property.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 1

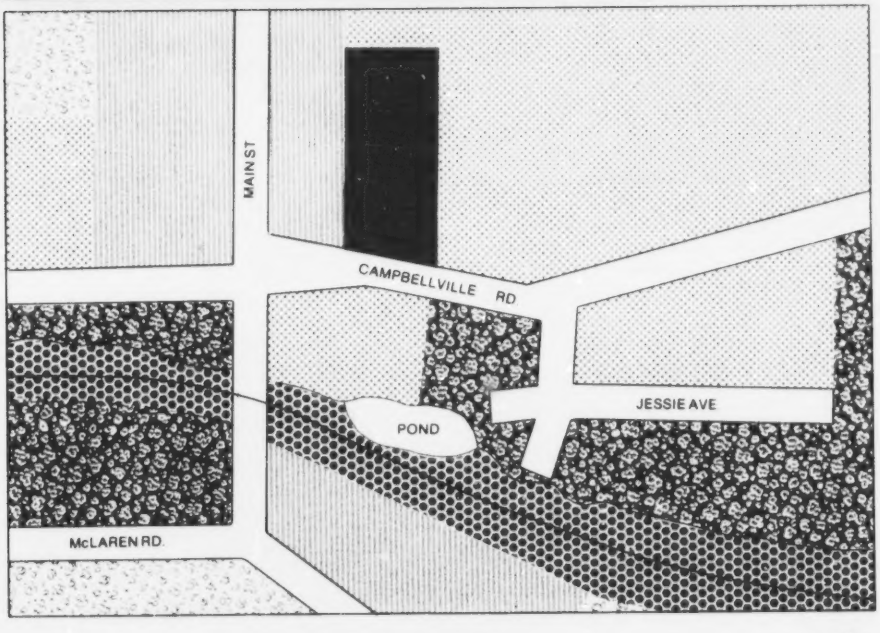
Campbellville Post Office
Bureau de poste de Campbellville

Campbellville Road, Campbellville
Chemin Campbellville, Campbellville

OWNER PROPRIÉTAIRE
CP PC

CRPI RIC
[illegible]

STUDY YEAR ANNÉE D'ÉTUDE
1984



SCALE ÉCHELLE 1:6000

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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 2

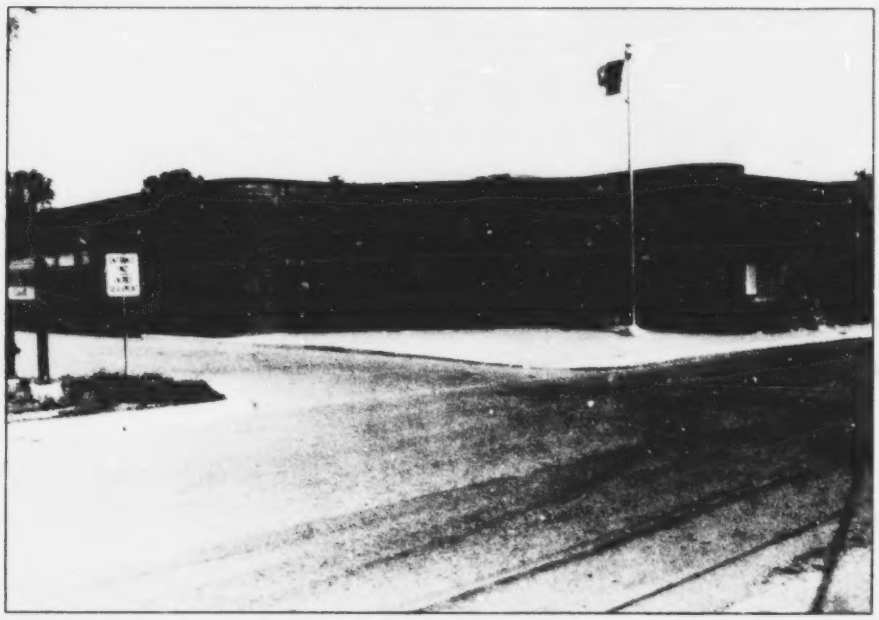
Milton Post Office
Bureau de poste de Milton

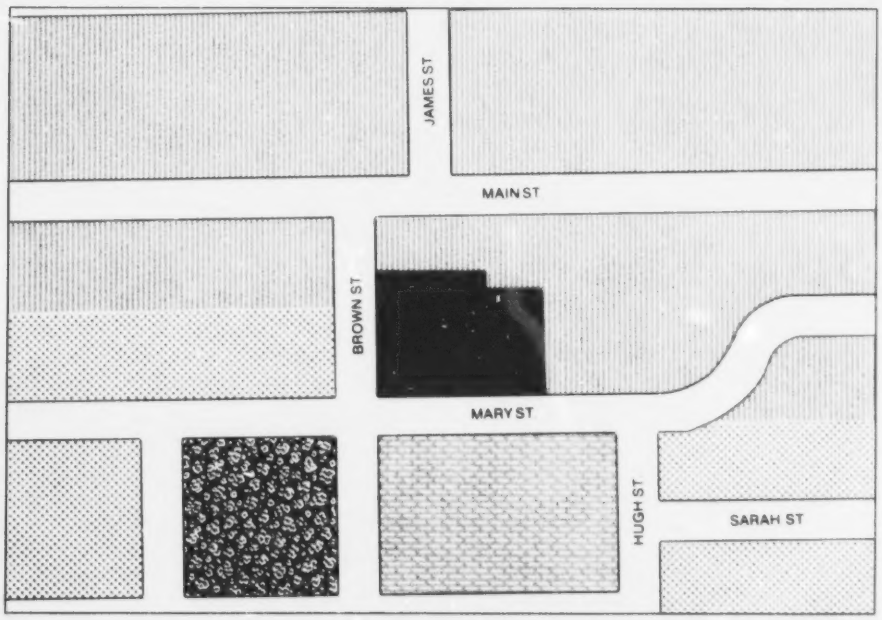
25 Brown Street, Milton
25, rue Brown, Milton

OWNER PROPRIÉTAIRE
CP PC

CRPI RIC
3524069 026 CPOO 10774

STUDY YEAR ANNÉE D'ÉTUDE
1984





LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

SCALE / ÉCHELLE 1:3125

0 31
m

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 3

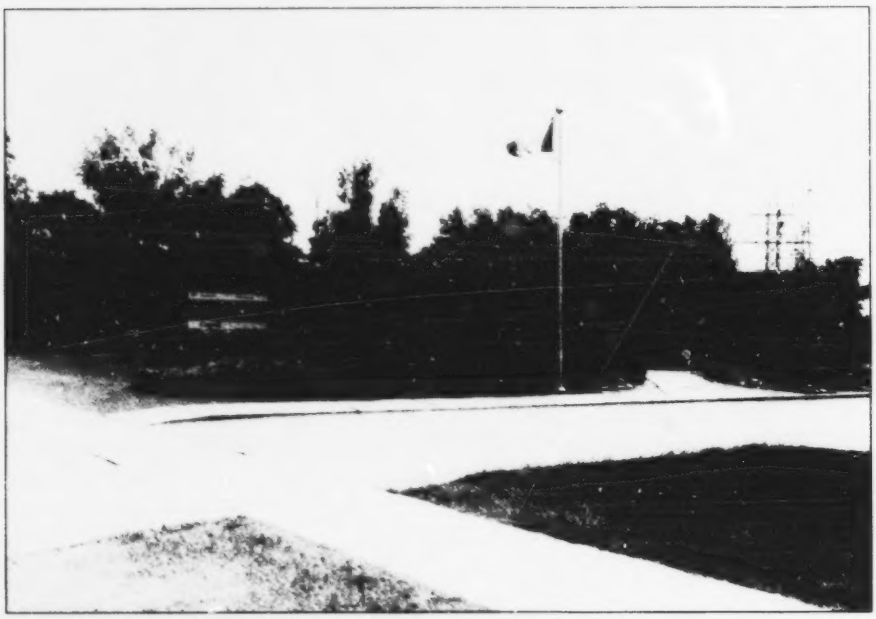
Burlington Postal Station B
Succursale postale B de Burlington

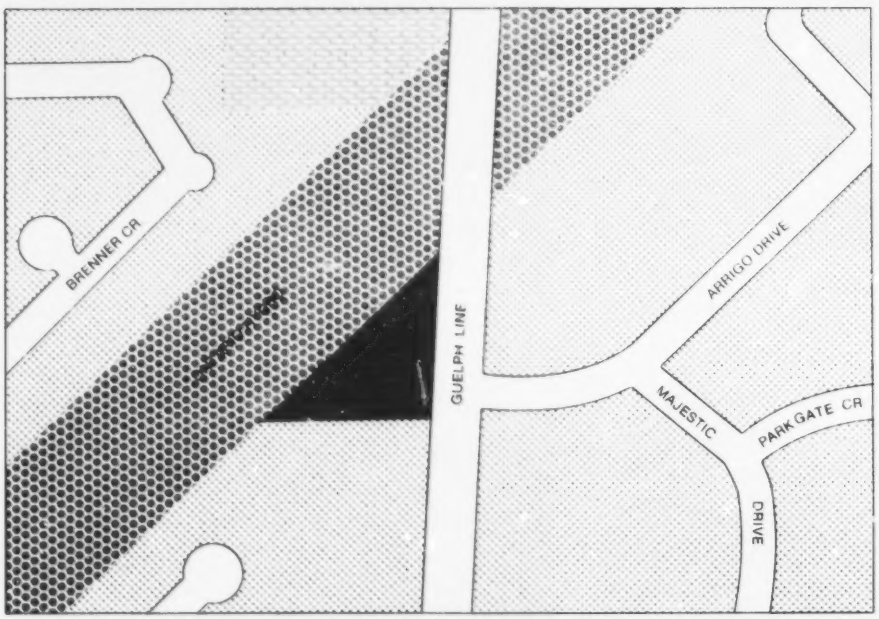
1369 Guelph Line
1369, chemin Guelph

OWNER PROPRIÉTAIRE
CP PC

CRPI RIC
3524002 007 CPOO 10262

STUDY YEAR ANNÉE D'ÉTUDE
1984





LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

SCALE ÉCHELLE 1:3700

0 37
m

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 4

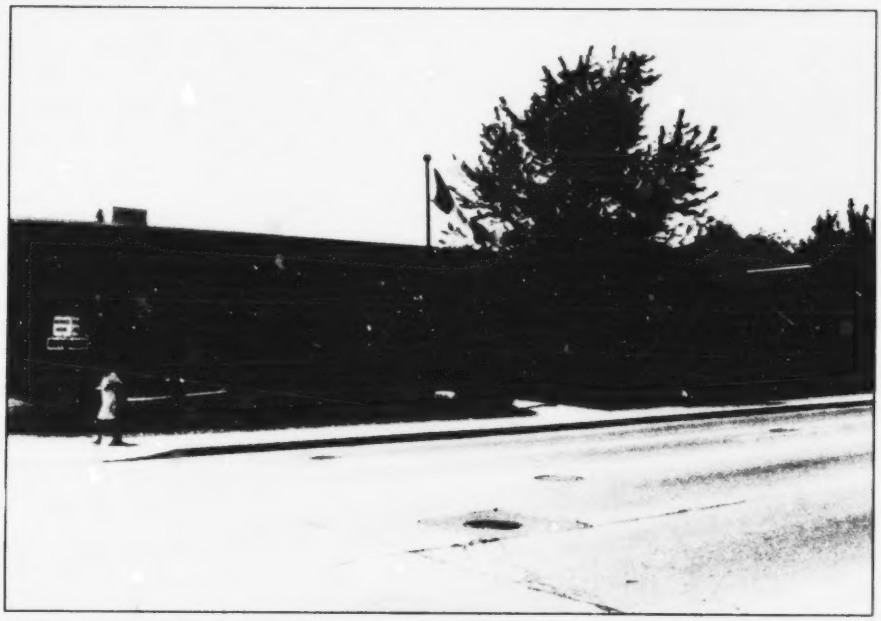
Burlington Post Office
Bureau de poste de Burlington

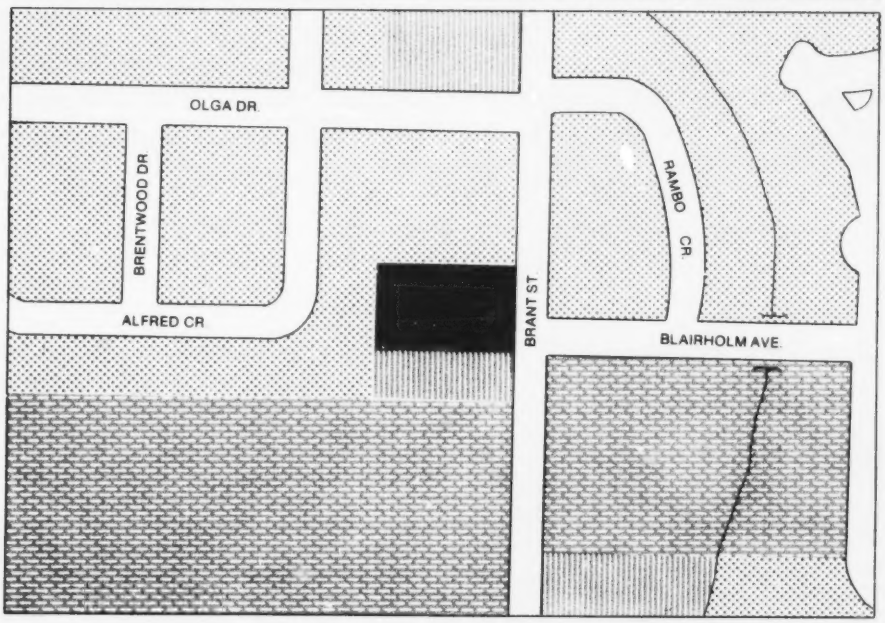
688 Brant Street
688, rue Brant

OWNER PROPRIÉTAIRE
CP PC

CRPI RIC
3524002 007 CPOO 10252

STUDY YEAR ANNÉE D'ÉTUDE
1984





LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

SCALE / ÉCHELLE 1:3200

0 32
m

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 5

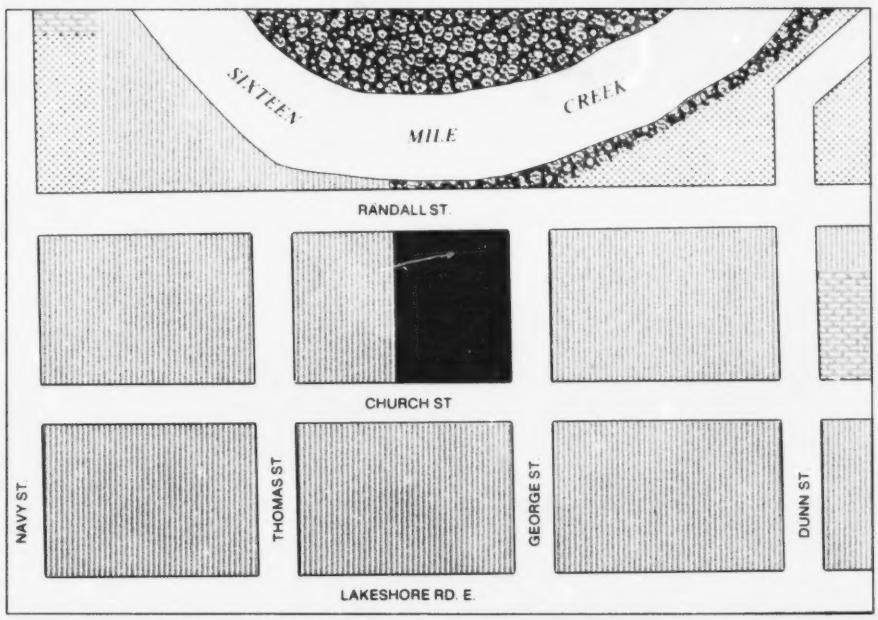
Canada Post Building
Immeuble de Postes Canada

197 Church Street, Oakville
197, rue Church, Oakville

OWNER PROPRIÉTAIRE
CP PC

CRPI RIC
3524001 026 C POO 10243

STUDY YEAR ANNÉE D'ÉTUDE
1984



SCALE/ÉCHELLE 1:3000

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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 6

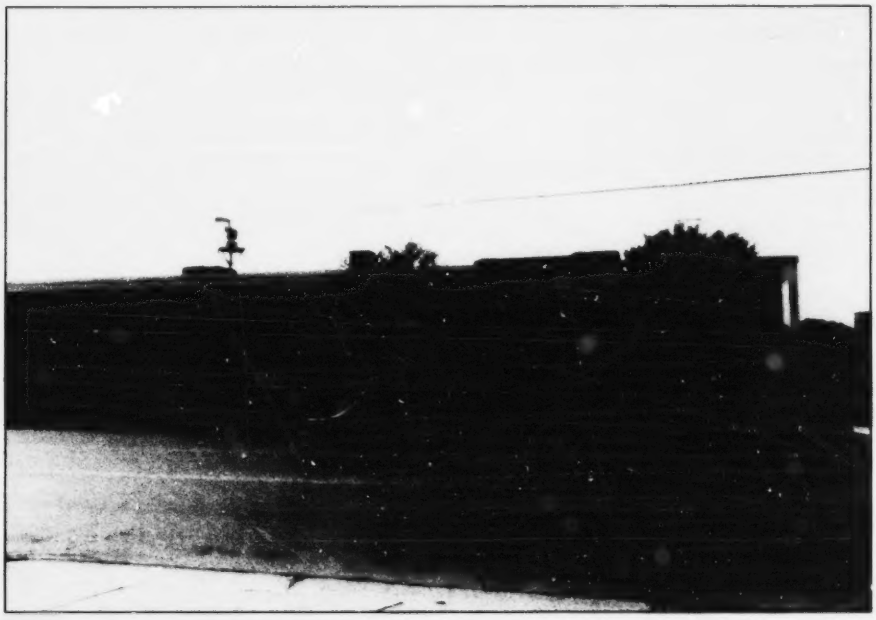
Georgetown Post Office
Bureau de poste de Georgetown

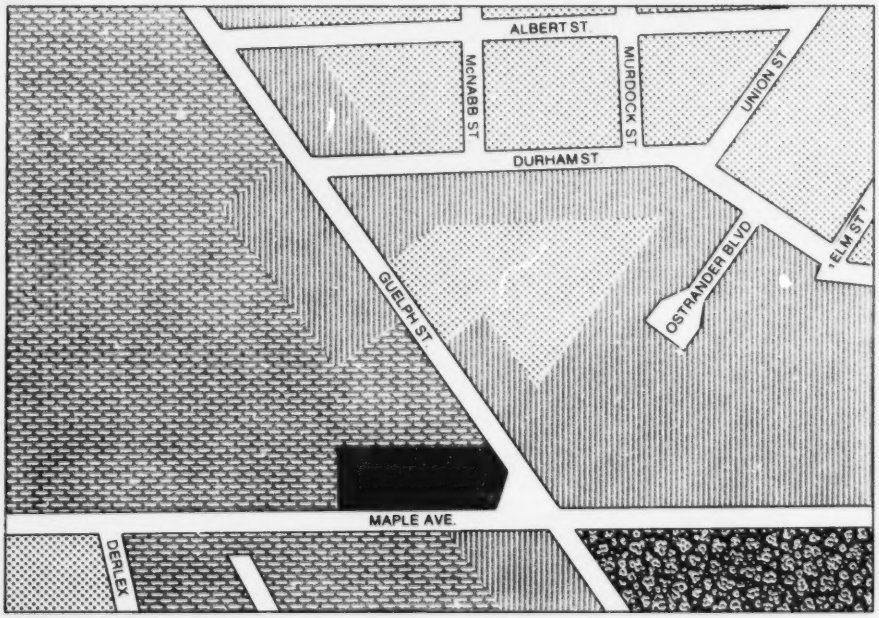
112 Guelph Street
112, rue Guelph

OWNER PROPRIÉTAIRE
CP PC

CRPI RIC
3524015 003 CP00 10276

STUDY YEAR ANNÉE D'ÉTUDE
1984





SCALE/ÉCHELLE 1:5,000

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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 7

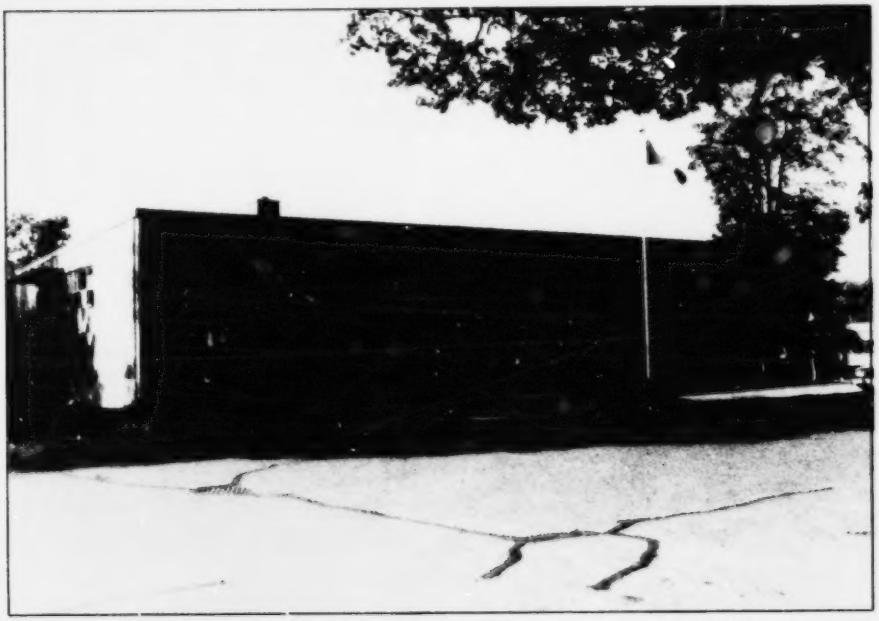
Acton Canada Post Building
Immeuble Postes Canada à Acton

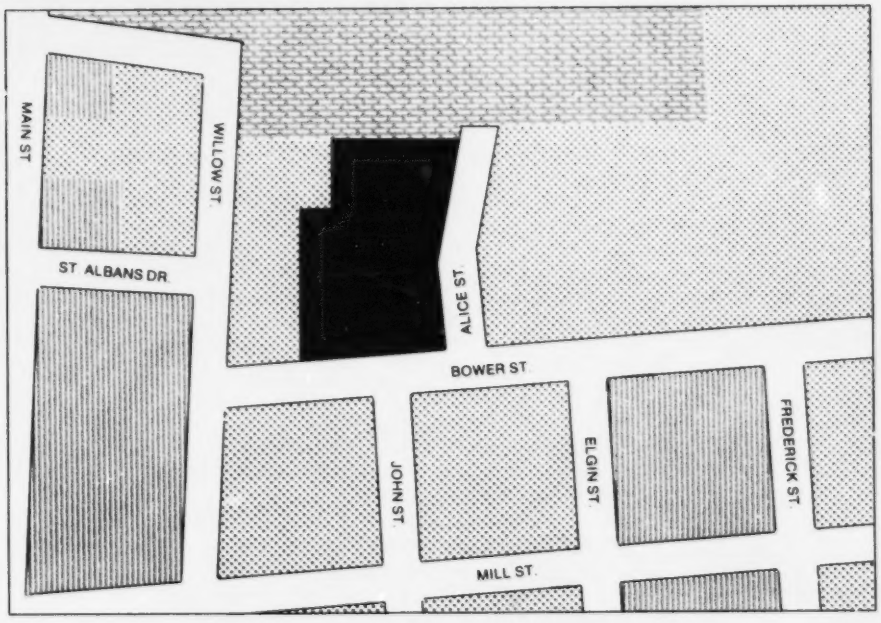
45 Bower Street
45, rue Bower

OWNER PROPRIÉTAIRE
CP PC

CRPI RIC
3524015 003 CPOO 10278

STUDY YEAR ANNÉE D'ÉTUDE
1984





SCALE ÉCHELLE 1:2080

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LEGEND / LÉGENDE

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OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
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INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 8

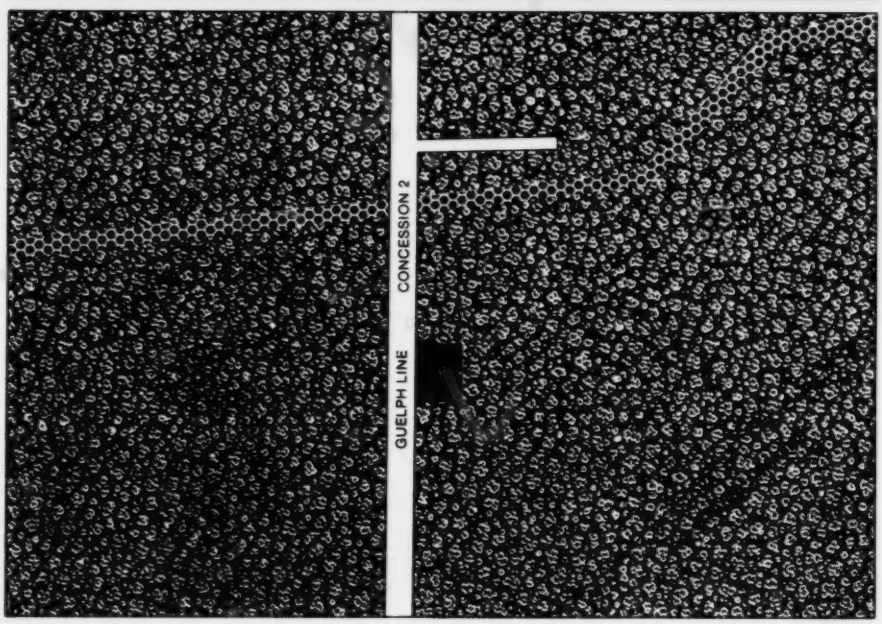
Toronto Radio Beacon
Radiophare d'alignement de piste de Toronto

Concession 2, Burlington
Concession 2, Burlington

OWNER PROPRIÉTAIRE
TC TC

CRPI RIC:
3524002 007 MO10 10264

STUDY YEAR ANNÉE D'ÉTUDE
1984



SCALE/ÉCHELLE 1:6250

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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 9

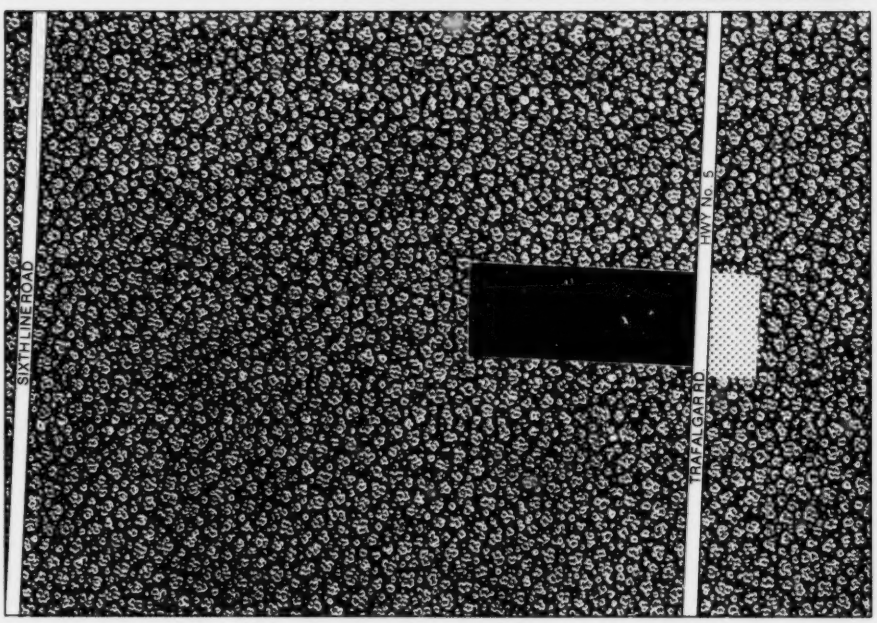
Canada Coast Guard Radio Station
Station radio de la Garde côtière canadienne

Highway 5, Oakville
Route 5, Oakville

OWNER PROPRIÉTAIRE
TC TC

CRPI RIC:
3524001 026 MOTO 10249

STUDY YEAR / ANNÉE D'ÉTUDE
1984



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
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INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

SCALE / ÉCHELLE 1:12000

0 120
m

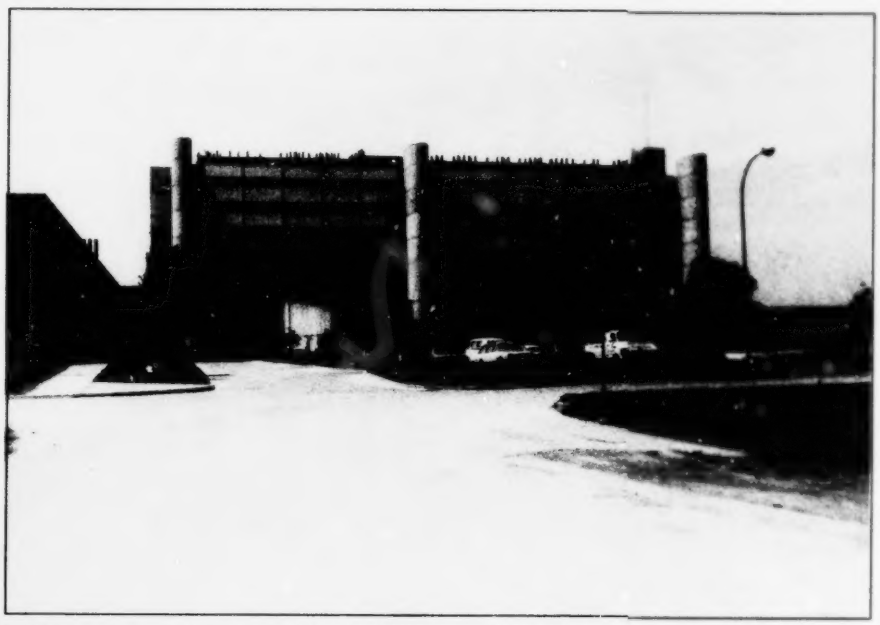
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

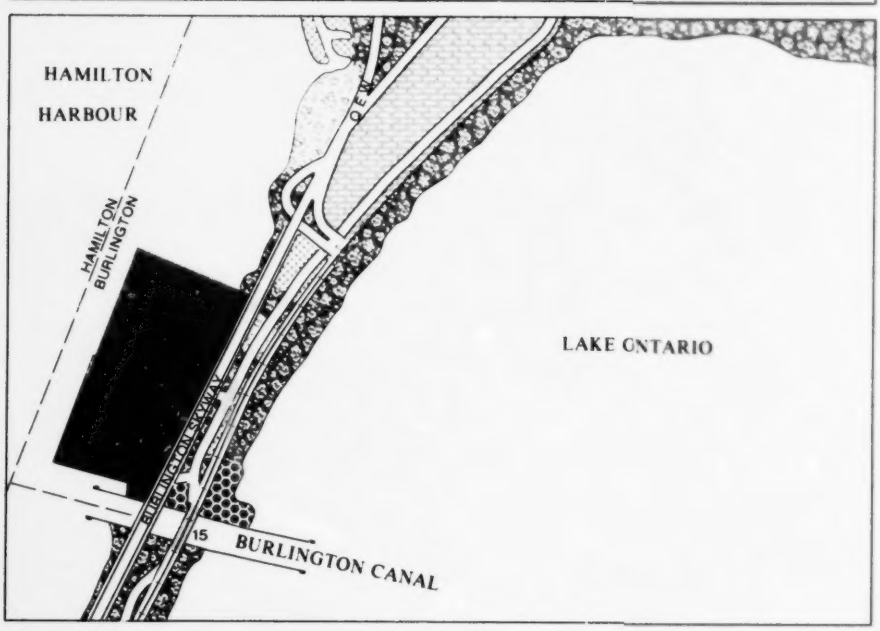
Site 10

Canada Centre for Inland Waters
Centre canadien pour les eaux intérieures

867 Lakeshore Road, Burlington
867, chemin Lakeshore, Burlington

OWNER PROPRIÉTAIRE
FC FC
CRPI RIC
3524002 007 DOE 5 10251
STUDY YEAR ANNÉE D'ÉTUDE
1984





LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
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INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

SCALE/ÉCHELLE 1:25,000

0 250
m

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 11

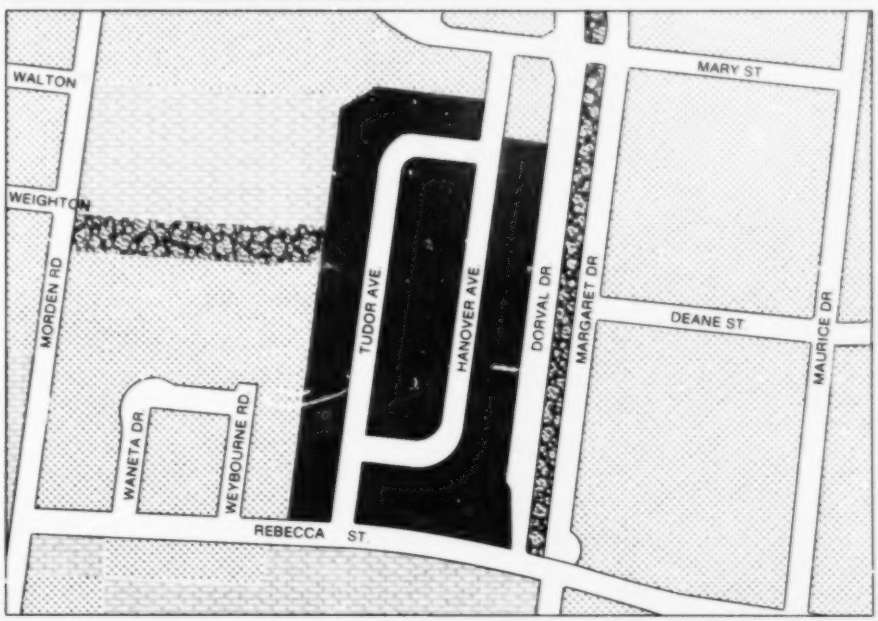
Surrey Park PMQ
Résidences familiales du Parc Surrey

Tudor, Hanover and Rebecca Streets, Oakville
Rues Tudor, Hanover et Rebecca, Oakville

OWNER PROPRIÉTAIRE
ND DN

CRPI RIC:
3524001 026 DND0 10240

STUDY YEAR ANNÉE D'ÉTUDE
1984



SCALE ÉCHELLE 1:6000

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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 12

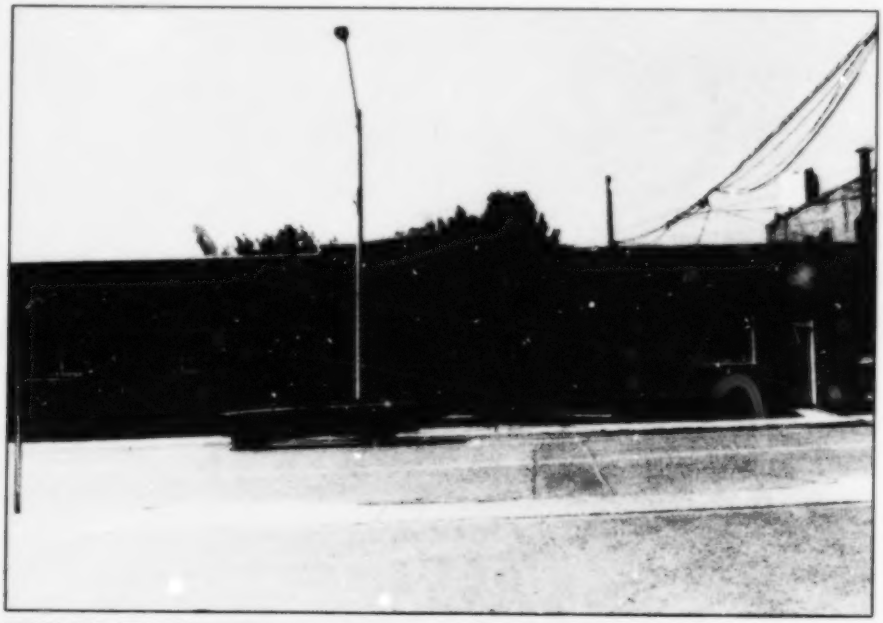
Oakville Armoury
Manège militaire d'Oakville

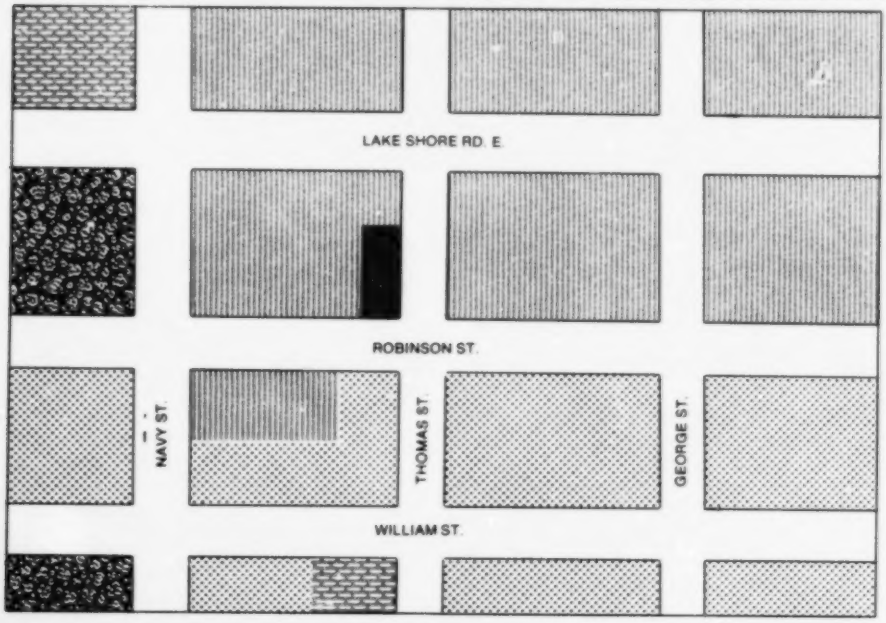
2 Thomas Street, Oakville
2, rue Thomas, Oakville

OWNER PROPRIÉTAIRE
ND DN

CRPI RIC
3524001 026 DN DO 10241

STUDY YEAR ANNÉE D'ÉTUDE
1984





SCALE/ÉCHELLE 1:3000

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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 13

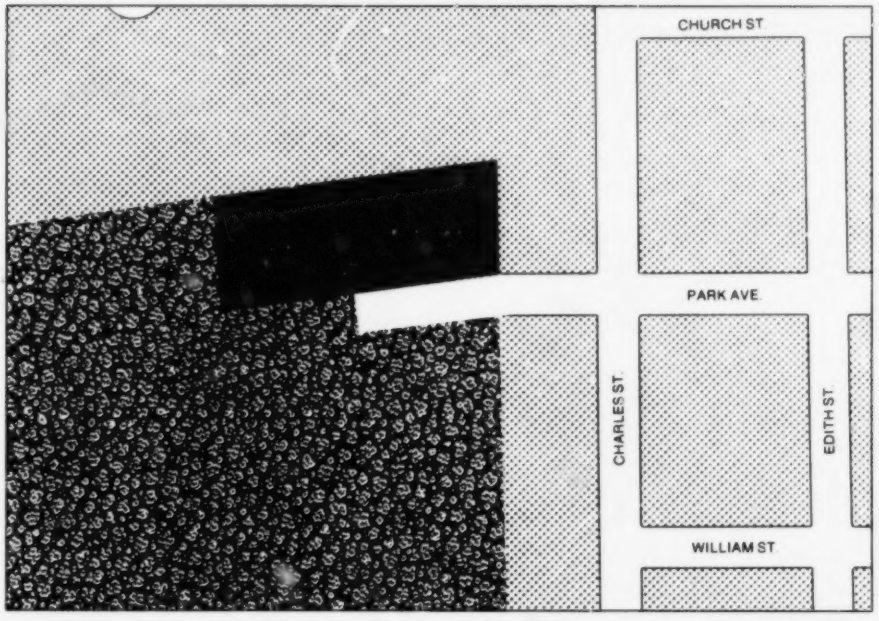
Georgetown Armoury
Manège militaire de Georgetown

Park Avenue, Georgetown
Avenue Park, Georgetown

OWNER/PROPRIÉTAIRE
ND/DN

CRPI/RIC
3524015 003 DN/DO 10274

STUDY YEAR/ANNÉE D'ÉTUDE
1984



SCALE/ÉCHELLE 1:3125

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m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 14

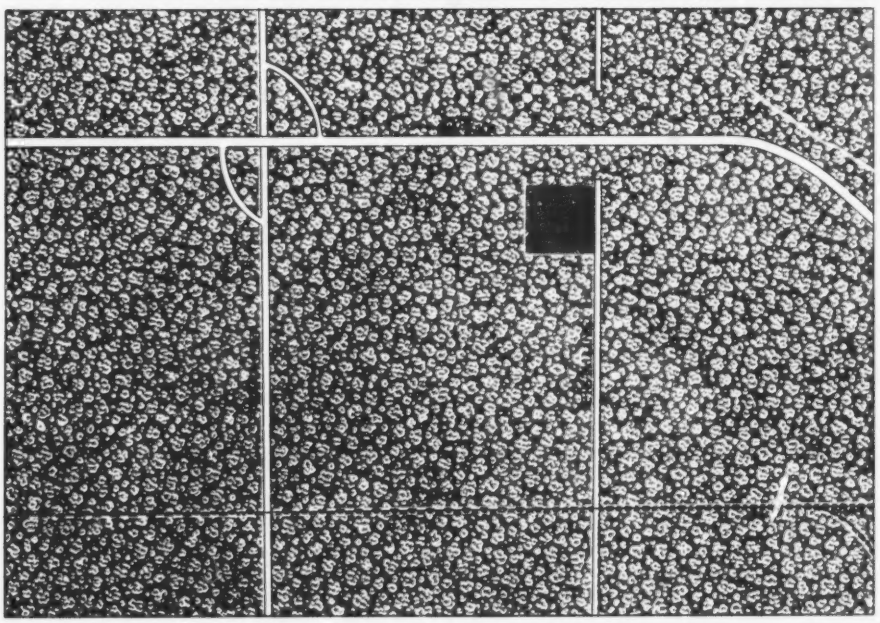
CBL-CJBC Transmitters
Émetteurs CBL-CJBC

8th Line, Hornby
Chemin 8ième, Hornby

OWNER PROPRIÉTAIRE
CBC/SRC

CRPI RIC
352401S 003 CBC0 10272

STUDY YEAR ANNÉE D'ÉTUDE
1984



SCALE ÉCHELLE 1:44000

0 440
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 15

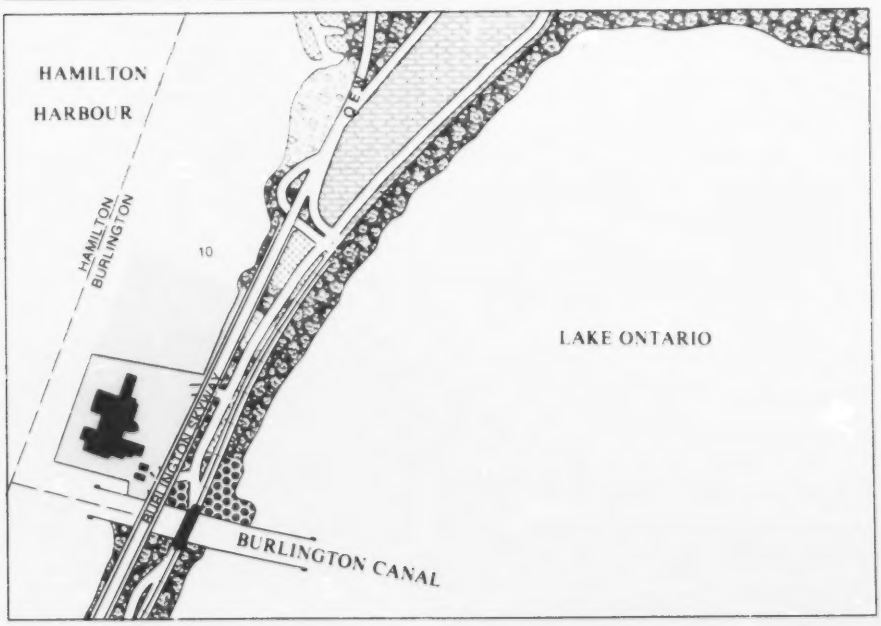
Burlington Lift Bridge
Pont-levis de Burlington

Burlington

OWNER PROPRIÉTAIRE
PWC TPC

CRPI RIC
3524002 007 DPWG 10253

STUDY YEAR ANNÉE D'ÉTUDE
1984



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

SCALE ÉCHELLE 1:25,000

0 250
m

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 16

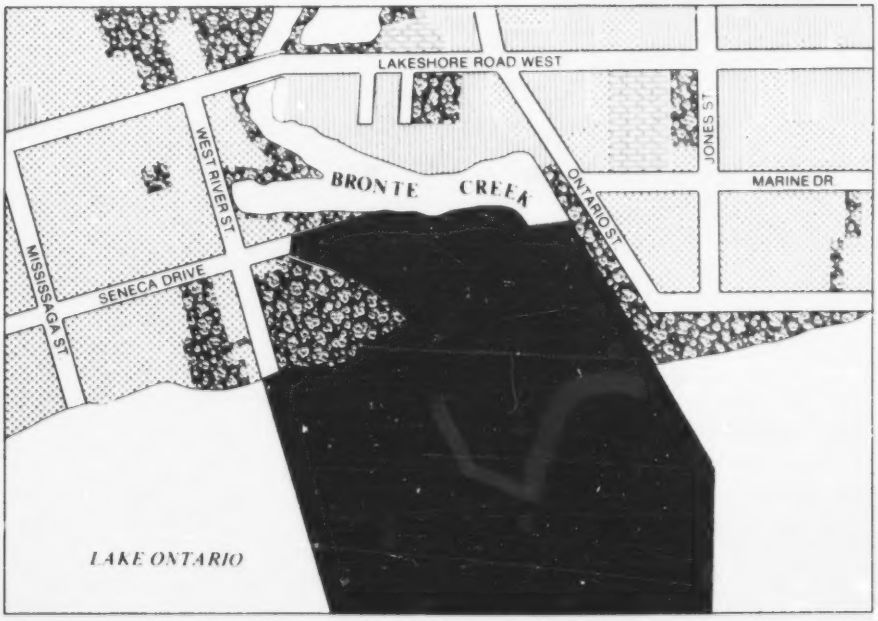
Bronte Harbour-Wharfsite
Port de Bronte et quai

Oakville

OWNER PROPRIÉTAIRE
F&O SCH.PWC - P&O PPB.I PC

CRPI RIC
3524001 026 DEOI 30048, DEOO 30182,
DPWO 01044

STUDY YEAR ANNÉE D'ÉTUDE
1984



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

SCALE ÉCHELLE 1:8000

0 80
m

APPENDIX A

GLOSSARY OF TERMS

ECONOMIC LIFE

The estimated period over which it is anticipated that a property may profitably be utilized. The period over which a property will yield a return on the investment, over and above the economic rent due to land. This period can never exceed, and generally is shorter than, the physical life of the improvements.

EXCESS

No longer required for operational purposes by a particular department. See "Surplus Property Procedures".

FLM

Federal Land Management - FLM policy requires that departments plan their acquisition, use and disposal of lands in a manner consistent with the principle that federal lands should be managed so as to combine the efficient provision of government services with the achievement of wider social, economic and environmental objectives.

GROSS AREA - (Outside Gross)

That area measured from the outside surface of the outer building wall to the outside surface of the opposite building wall, for the area of each floor, without any deductions for opening which occur within the floor area. Where balconies and mezzanine floors occur within the exterior walls of the building, the actual area of these is measured and included.

HERITAGE DESIGNATION

Federal Heritage Building Review Office (FHBRO) - An interdepartmental advisory body responsible for identifying and evaluating heritage buildings (40 years old and older) owned by the federal government and for monitoring the conservation and continued use of these buildings. The two categories are:

> **Classified building** - A federal heritage building that has been identified by the Government of Canada as having the highest heritage significance.
>
> **Recognized building** - A federal heritage building that has been identified by the Government of Canada as having the second highest heritage significance.

MONITOR

A recommendation that a property be monitored means that it is to be observed to determine if the problem identified has been solved by the expected action.

NON-HABITABLE VACANT SPACE

Space which, by reason of design and/or condition, cannot be used to satisfy client requirement.

PROPERTY

Generally refers to an area of land plus any structures that may be located thereon.

RENTABLE FLOOR AREA

That area within the outside walls computed by measuring from the inside surface of the outer building wall to the inside surface of the opposite outer building wall, except where the outer building wall consists of 50% or more glass. In the latter case, the area is computed by measuring the innermost inside surface of such glass to the inside surface of the opposite outer building wall or glass, whichever is applicable. The area includes columns and projections necessary to the building structure but excludes Building Service Area (i.e., furnace rooms, public stairs, etc.)

REVIEW

A recommendation that a property be reviewed means that it is to be re-evaluated at a specific time.

SURPLUS PROPERTY PROCEDURES

When a federal department or agency no longer has any use for a property (improved or unimproved land, including waterlots), it completes a "Notice of Excess Crown Property" form, which PWC circulates to other departments. If another department has expressed an interest in acquiring the property, this fact is taken into consideration by PWC which makes a recommendation to TBAC/FLM on the federal departmental or agency transfer of the property. When there is no federal interest, the property may be declared surplus for disposal under the Surplus Crown Assets Act. If a property is determined surplus to federal requirements, Real Estate Services Disposal Guidelines regulate the priority of disposal action and terms of sale (i.e. provincial, municipal, public tender, etc.) or lease. Structures (without land) surplus to departmental requirements are simply reported surplus under the Surplus Crown Assets Act and do not require TBAC/FLM review.

USABLE FLOOR AREA

The area within the outside walls measured and computed in the same manner as "Rentable Area" but excluding common use areas which serve the entire floor or building, known as Accessory Area (e.g. washrooms, cafeterias).

APPENDIX B

ABBREVIATIONS

Department and Agency Abbreviations

Agr	Agriculture Canada
CADC	Crown Assets Disposal Corporation
CBC	Canadian Broadcasting Corporation
CCA	Consumer and Corporate Affairs
CMHC	Canada Mortgage and Housing Corporation
CN	Canadian National
COM	Department of Communications
CP	Canada Post Corporation
CSC	Correctional Services Canada
EC	Environment Canada
EC-EPS	Environmental Protection Service
EC-IWD	Inland Waters Directorate
EIC	Employment & Immigration Canada
F&O	Department of Fisheries and Oceans
ND	National Defence
GTA	Government Telecommunications Agency
HWC	Health and Welfare Canada
LAB	Department of Labour
NFB	National Film Board
NPB	National Parole Board
Parks	Parks Canada
PSC	Public Service Commission
PWC	Public Works Canada
RC-CE	Revenue Canada, Customs and Excise
RCMP	Royal Canadian Mounted Police
SGC	Solicitor General Canada
SOS	Secretary of State
SSC	Supply and Services Canada
TC	Transport Canada
TC-CCG	Canadian Coast Guard
TC-CTC	Canadian Transport Commission
VAC	Department of Veterans Affairs

General Abbreviations

CA	Census Agglomeration
CBD	Central Business District
CNIB	Canadian National Institute for the Blind
CRPI	Central Real Property Inventory, PWC
FHBRO	Federal Heritage Building Review Office
NIP	Neighbourhood Improvement Program
OWMC	Ontario Waste Management Corporation
RRAP	Residential Rehabilitation Assistance Program
TBAC/FLM	Treasury Board Advisory Committee on Federal Land Management, chaired by a representative of the Treasury Board Secretariat and the permanent members are representatives of PWC, EC and CMHC.

APPENDIX C

ASC PUBLISHED REPORTS

Newfoundland

St. John's

Nova Scotia

Halifax-Dartmouth
Sydney

New Brunswick

Fredericton
Moncton
Saint John

Prince Edward Island

Charlottetown

Quebec

The Gaspé/Iles de la Medeleine
Granby
Haut-Saguenay
Lac St. Jean
Lower St. Lawrence
Montreal Island/Laval/Longueuil
Quebec Urban Community
Montreal North Shore
Montreal South Shore
Sherbrooke
Sorel
St. Hyacinthe
Trois-Rivières Region
Valleyfield

British Columbia

Fraser Valley
The Kootenays
Okanagan Region
Vancouver
Vancouver Island
Victoria

Northwest Territories

Yellowknife

Ontario

Cornwall
Guelph
Hamilton
Kingston
Kitchener-Waterloo
London
Metropolitan Toronto
Mid-Seaway Corridor
Mississauga
Niagara Region
North Bay
Oakville
Peterborough
Regional Municipality of Durham
Regional Municipality of Peel
Regional Municipality of Waterloo
Regional Municipality of York
Sault Ste. Marie
Sudbury
Thunder Bay
Timmins
Windsor

Manitoba

Winnipeg

Saskatchewan

Regina
Saskatoon
Prince Albert

Alberta

Calgary
Edmonton
Red Deer

Yukon

Whitehorse

National Capital Region

Ottawa/Hull

WELLINGTON

WELLINGTON

PEEL

MILTON

HALTON HILLS

ACTON

GEORGETOWN

BROOKVILLE

HALTONVILLE

DARBYVILLE

CAMPBELLVILLE

LIMEHOUSE

STEWARTTOWN

SMEYSIDE

ASHGROVE

HORNBY

NORVAL

MOFFAT

KELSO

HILTON FALLS RESERVOIR

SCOTCH BLOCK RESERVOIR

FAIRY LAKE

BLUE SPRINGS CR

SNOWS CR

ROGERS

BLACK CR

SILVER CR

CREDIT RIVER

32 SIDE ROAD

30 SIDE ROAD

25 SIDE ROAD

22 SIDE ROAD

20 SIDE ROAD

17 SIDE ROAD

15 SIDE ROAD

10 SIDE ROAD

9 SIDE ROAD

STEELES AVE

HWY 7

HWY 401

HWY 25

C.N.R.

C.P.R.

P.R.

CAMPBELLVILLE RD

JAMES SNOW PKWY

TWELVE MILE CR

FIRST LINE

SECOND LINE

GUELPH LINE

THIRD LINE

FOURTH LINE

FIFTH LINE

SIXTH LINE

SEVENTH LINE

EIGHTH LINE

NINTH LINE

TENTH LINE

TRAFALGAR RD

MOUNTAINVIEW RD

HAMILTON-WENTWORTH

PEEL

BURLINGTON

OAKVILLE

MILTON

2 MILTON

MAIN ST.

STEELES AVE

CRAWFORD LAKE

C.P.R.

C.N.R.

JAMES SNOW PKWY

KELSO

HORNBY

DERRY RD.

AGERTON

BRITANNIA RD.

DRUMQUIN

LOWER BASE LINE

BURNHAMTHORPE RD.

BURNHAMTHORPE ROAD

LAKE MEDAD

FISHER'S POND

CEDAR SPRINGS RD

PROPOSED HIGHWAY 403

HWY 5 (DUNDAS ST.)

PALERMO

UPPER MIDDLE RD.

QUEEN ELIZABETH WAY

SPEERS RD

LAKESHORE RD

REBECCA ST.

FAIRVIEW ST.

PLAINS RD W

NORTH SHORE

BRANT STREET

GUELPH LINE

APPLEBY LINE

BRONTE RD

KERR ST.

TRAFALGAR RD

THOMPSON RD

FIRST LINE

SECOND LINE

THIRD LINE

FOURTH LINE

FIFTH LINE

SIXTH LINE

EIGHTH LINE

NINTH LINE

TREMAINE RD

ONTARIO ST

HWY 25

HWY 20

HWY 403

HWY 407

EILDRIDE

LOWVILLE

BOYNE

OMAGH

TWELVE MILE CR

SIXTEEN MILE CR

FOURTEEN MILE CR

BRONTE CR

SHERIDAN CR

MORRISON CR

JOSHUA'S CR

WEDGEWOOD CHANNEL

HAGER RAMBO CHANNEL

GRINDSTONE CR

FALCON CR

INDIAN CR

TUCK CR

SHORE ACRES CR

MEADOWVALE CR

WATERDOWN ROAD

FORD DR

CON I N.D.S.

CON II N.D.S.

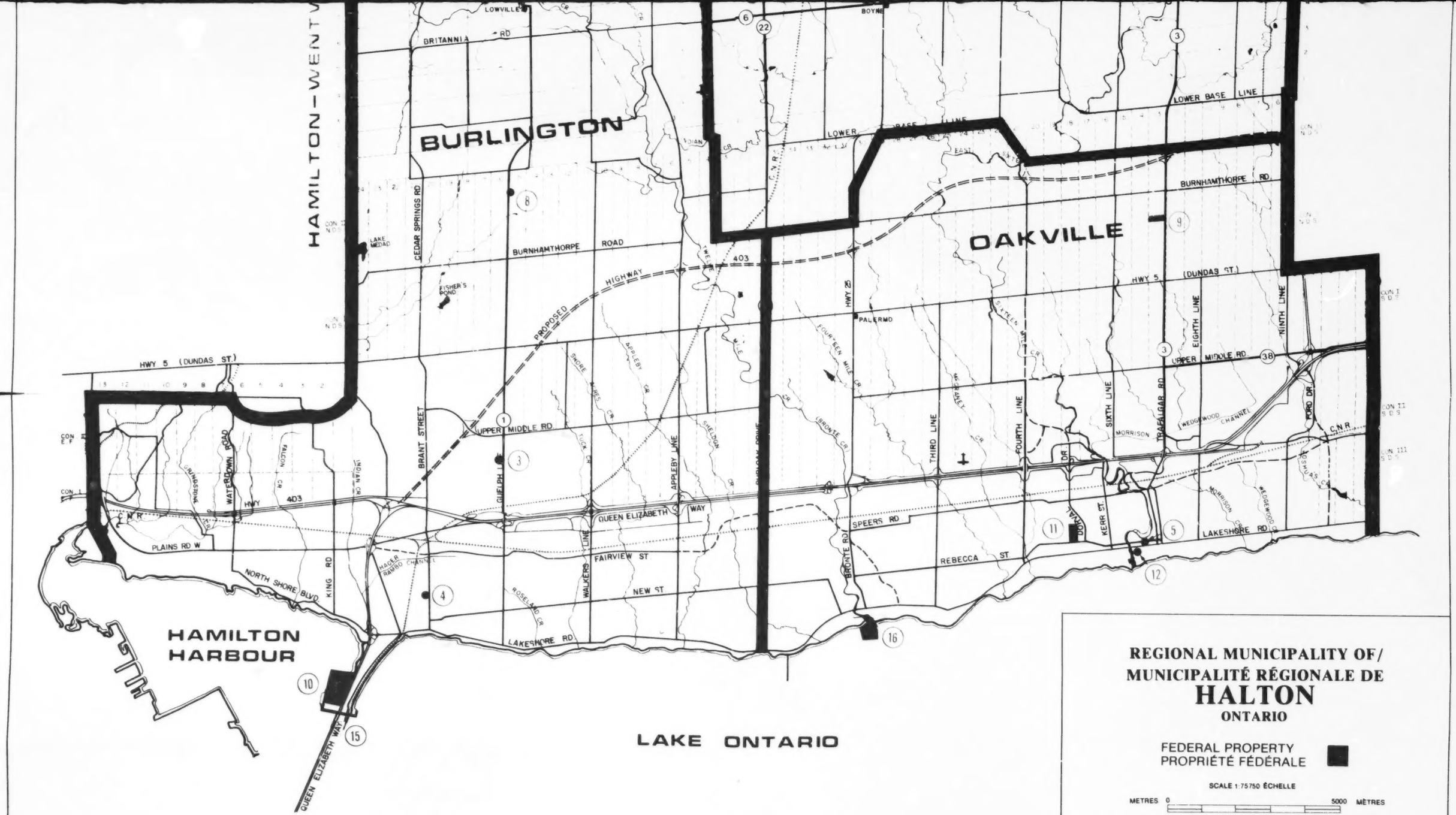
CON III N.D.S.

CON I S.D.S.

CON II S.D.S.

CON III S.D.S.

CON I E.F.


HAMILTON-WENTWORTH
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PLAINS RD W
NORTH SHORE BLVD
KING RD
INDIAN RD
HAGER RAMBO CHANNEL
BRANT STREET
GUELPH LINE
WALKERS LINE
APPLEBY LINE
QUEEN ELIZABETH WAY
FAIRVIEW ST
NEW ST
ROSELAND CR
LAKESHORE RD
SPEERS RD
REBECCA ST
BRONTE RD
KERR ST
DORVAL DR
HAMILTON HARBOUR
LAKE ONTARIO
REGIONAL MUNICIPALITY OF/
MUNICIPALITÉ RÉGIONALE DE
HALTON
ONTARIO
FEDERAL PROPERTY
PROPRIÉTÉ FÉDÉRALE
SCALE 1:75750 ÉCHELLE
METRES 0 5000 METRES
Public Works Canada
Travaux publics Canada